

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: H
Location: 4533-4535 West Wendover Avenue (South side of West Wendover Avenue east of Brewster Drive and north of Cates Drive)

Applicant: SRJ Properties, LLC
Owner: Robert Lee Wiseman

GFLUM

From: Moderate Residential
To: High Residential

Zoning

From: County CU-RM-18
To: City CD-RM-18

Conditions: 1) Uses: Condominiums for sale.
2) Exterior façade construction shall be substantially of brick material.
3) Condominiums shall be limited to three stories.
4) Limited to one curb cut on W. Wendover Avenue.

SITE INFORMATION	
Maximum Developable Units	108
Net Density	17.6 dwelling units per acre
Existing Land Use	Single Family Dwellings
Acreage	6.118
Physical Characteristics	<i>Topography:</i> Steep slope at southern & eastern portions of property <i>Vegetation:</i> Mostly wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Rural Residential	Co. GO-M
<i>South</i>	Single Family Residential	Co. RS-40
<i>East</i>	Rural Residential	Co. GO-M / Co. RS-40
<i>West</i>	Single Family Residential	Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN COUNTY CU-RM-18 (EXISTING) AND CITY CD-RM-18 (PROPOSED) ZONING DISTRICTS
CU-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. The County conditions limit use of the property to condominiums, provide for construction with substantially brick material, limit to the buildings to 3 stories, and limit access on Wendover Avenue to one curb cut.
CD-RM-18: See Conditions for use limitation and other restrictions which are similar to the County's approved conditions.

TRANSPORTATION	
Street Classification	Wendover Avenue – Major Thoroughfare.
Site Access	A maximum of one access point will be approved to Wendover Ave. and must meet the City of Greensboro and NCDOT Driveway Standards. A potential street stub to the east may be required for this site.
Traffic Counts	Wendover Avenue ADT = 36,900.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Lower Randleman Lake WS IV
Floodplains	N/A
Streams	USGS Blue line (perennial) stream located at northeast corner of the property. Perennial streams in Lower Randleman Lake watershed require 100' buffer for high density option or a 50' buffer for low density option. Intermittent streams require a 50' buffer. The buffers are to be measured from top of stream bank. See City of Greensboro Ordinance (30-7-1.8) for buffer restrictions within different buffer zones.
Other	Maximum percentage of built upon area per watershed density is 50%. Low density development is for sites where the proposed built upon area is from 0-12% of the total site acreage and high density development is from 12-50%. If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17 shrubs/100'
<i>South</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>West</i>	See proposed zoning condition

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

Proposed:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
N/A		There have not been any map amendments in the immediate vicinity of this case.

APPLICANT STATED REASONS FOR REQUEST**Explain in detail why the change is needed and a justification for such a change:**

The property is currently zoned CU-RM-18 in the County. I hope to annex this property into the City to offer water & Sewer connections to the development.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The property is currently in moderate density designation. Directly across (north side of Wendover) the designation is high density. I do not believe this area is conducive to single family housing. I appreciate your consideration.

COMPREHENSIVE PLAN ANALYSIS**Need for the Proposed Change:**

The applicant is requesting this change to build condominiums. This area is currently depicted as Moderate Residential on the Generalized Future Land Use Map which accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings. The applicant has requested a change to High Residential to accommodate condominiums. North of the subject property is median-divided Wendover Avenue, east of the site are rural residential lots, and south and west is a single family subdivision.

Due to this site having access only to Wendover Avenue and being located between the heavy commercial uses to the east and a single family subdivision to the west, this is a good transitional use. It is neither likely nor desirable to have new single family homes built fronting along Wendover Avenue. This area is designated as Moderate Residential, but it could accommodate the High Residential classification due to fronting on and having direct access to a major thoroughfare. There is an area of existing High Residential land use classification directly across Wendover Avenue from this site.

One concern is the compatibility of the three story condos adjacent to the single family homes along Brewster Drive. This could be addressed through the reduction in stories to two stories or the provision of an enhanced buffer. The applicant has agreed to add the following zoning condition to alleviate compatibility concerns with the existing single family dwellings to the west:

- Along the western property line a type “B” yard with type “A” plantings shall be required and utilizing the existing vegetation to the maximum extent.

Due to the deep lots along the southern property line it is felt that the required C Planting Yard will be a sufficient buffer.

This property is within the Tier One (Current Growth Area) as shown on the Growth Strategy Map of Connections 2025 and is consistent with the Growth at the Fringe Goal.

This request is also consistent with the Housing and Neighborhoods Goal of Connection 2025, and it addresses comprehensive plan policies of promoting compact development, promoting diversification of new housing stock, and promoting mixed-income neighborhoods.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

This property is approximately 900 feet west of the city limits.

There is an 8-inch water line and an 8-inch sewer line in the street along the property frontage.

Fire service can be provided with moderate difficulty, as this property is at the edge of the City Fire Department’s response capability. There is a rural fire department with whom the City can contract.

The Police Department estimates minor impact on its service provision.

Other City services can be provided in a manner similar to their provision to the previously-annexed properties to the east.

Water Resources: Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channel carries.

Implications, if any, the Amendment may have for Other Parts of the Plan:

This may encourage similar amendments on the underdeveloped land to the east.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on Monday, May 1, 2006, and made the following comments concerning this request:

- Appears to be appropriate infill;
- No access to the abutting single family neighborhood is good;
- The single family homes may not like having 3 story condominiums next to them;
- Condos are better than apts. due to better maintenance;
- This is a good transitional land use; and
- Multi-family residential is better than more commercial in this area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The West Wendover Avenue/Guilford College Road Corridor Plan (June 1, 1995) designated this property as Low Density Residential (1-5 dwelling units/acre) on its Future Land Use Map.

Other Plans: N/A

STAFF COMMENTS

Planning:

The applicant's layout plan shows one access point on West Wendover Avenue which leads to four 3-story condominium buildings, each containing 27 units. The plan calls for 36 one-bedroom units and 72 two-bedroom units. A proposed detention basin is located in the northeast corner of the property.

The property is presently zoned CU-RM-18 by Guilford County and the proposed zoning basically carries over this classification with similar conditions.

GDOT: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the High Residential land use classification and approval of the original zoning to Conditional District – RM-18 Residential Multifamily primarily due to:

- Providing a good transitional use between the heavy commercial uses to the east and the single-family subdivision to the west;
- Fronting on and having direct access to a major thoroughfare;
- Adding additional buffer to the western property line to enhance compatibility with the adjacent single-family subdivision; and
- Providing a diversification of new housing stock to meet the needs of all citizens.